

3300-3380

SAHARA AVENUE | LAS VEGAS, NEVADA

 **Sahara**
FINANCIAL CAMPUS

3300-3380 SAHARA AVENUE | LAS VEGAS, NEVADA

LEASING OPPORTUNITIES



Owned and Operated by

OMNINET



**CUSHMAN &
WAKEFIELD**

3300-3380

SAHARA AVENUE | LAS VEGAS, NEVADA



// THE DIFFERENCE **FOR YOUR COMPANY**

The Sahara Financial Campus provides the unique opportunity for a convenient centrally located campus with large contiguous space surrounded by numerous mixed use amenities.

The campus offers single building built-out occupancy at competitive rental rates.

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Las Vegas, Nevada



// THE CAMPUS

Sahara Financial Center offers your employees the benefit of being located within a professional image office campus with common area amenities and walkability between buildings.

The Tenant on-campus experience is enhanced by the convenience of having on-site Ownership's own Property Management.

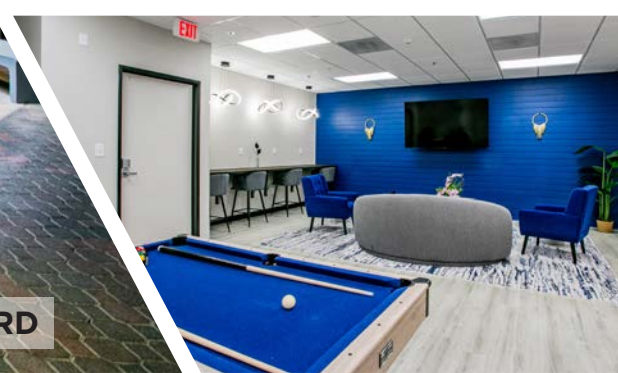
// PROPERTY PHOTOS



OUTDOOR COURTYARD



TENANT LOUNGE



ON SITE MANAGEMENT OFFICE

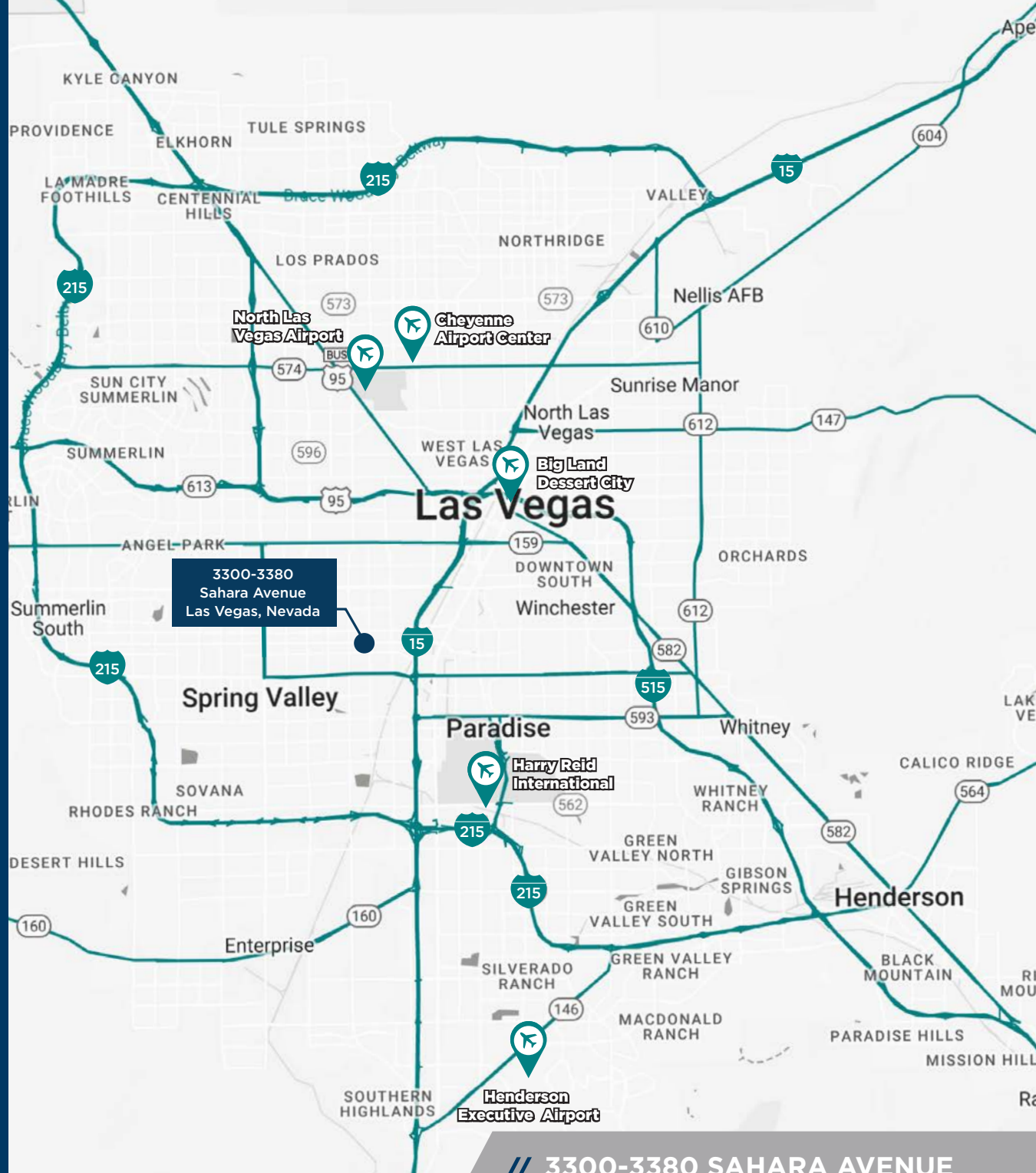


ON SITE DELI

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// CENTRAL LOCATION

The campus is centrally located within Las Vegas, which provides your employees equally convenient access from across the Las Vegas valley. Given the growth of the city, a manageable drive time is an attractive amenity for both employees and visitors.



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// DRIVE TIMES

LAS VEGAS STRIP

13 min / 3.6 mi

DOWNTOWN LAS VEGAS

16 min / 5 mi

HARRY REID
INTL AIRPORT (LAS)

18 min / 6.4 mi

SW LAS VEGAS

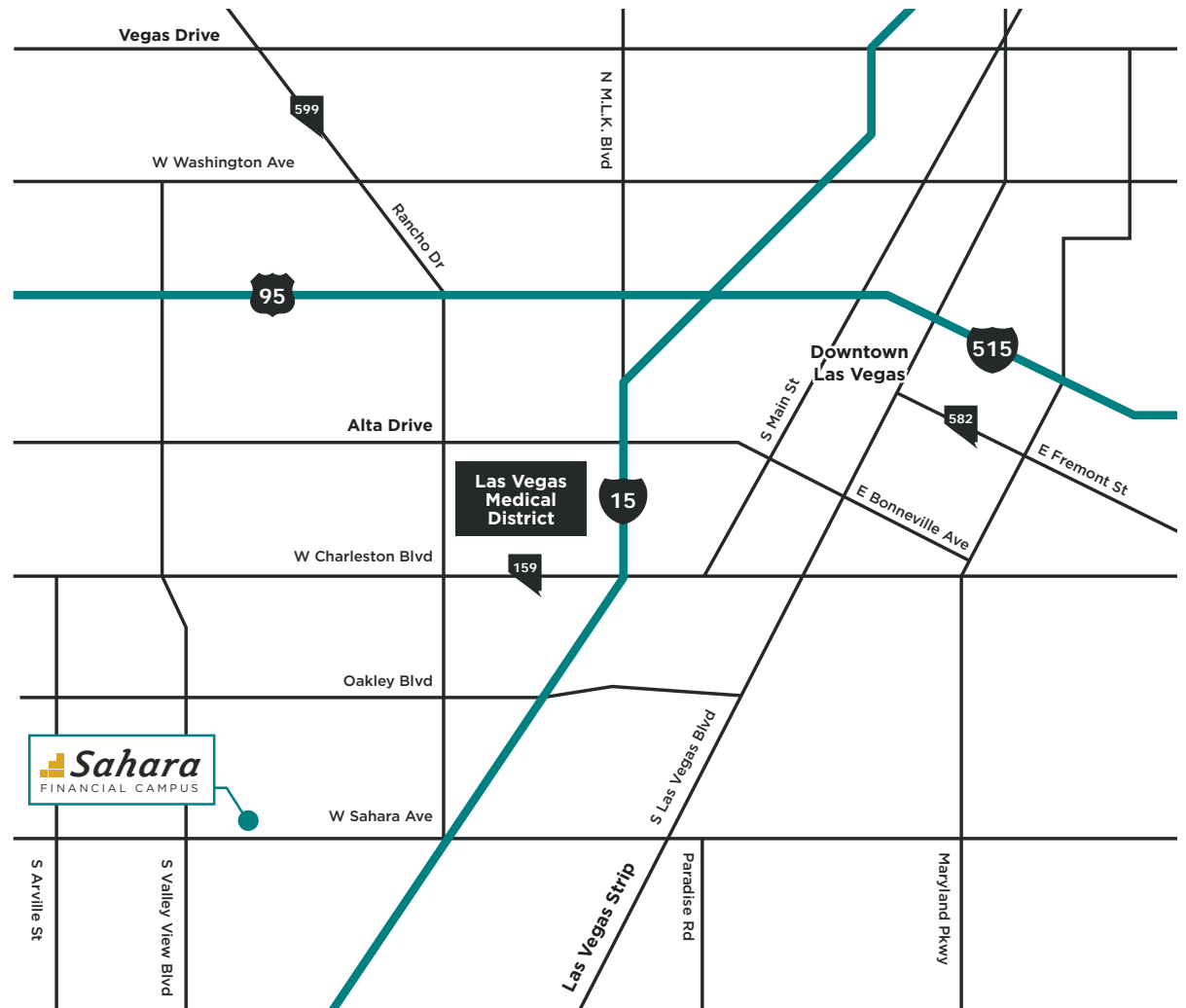
23 min / 6.5 mi

HENDERSON

19 min / 12.7 mi

SUMMERLIN

24 min / 12.7 mi



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// RAPID TRANSIT BUS LINE

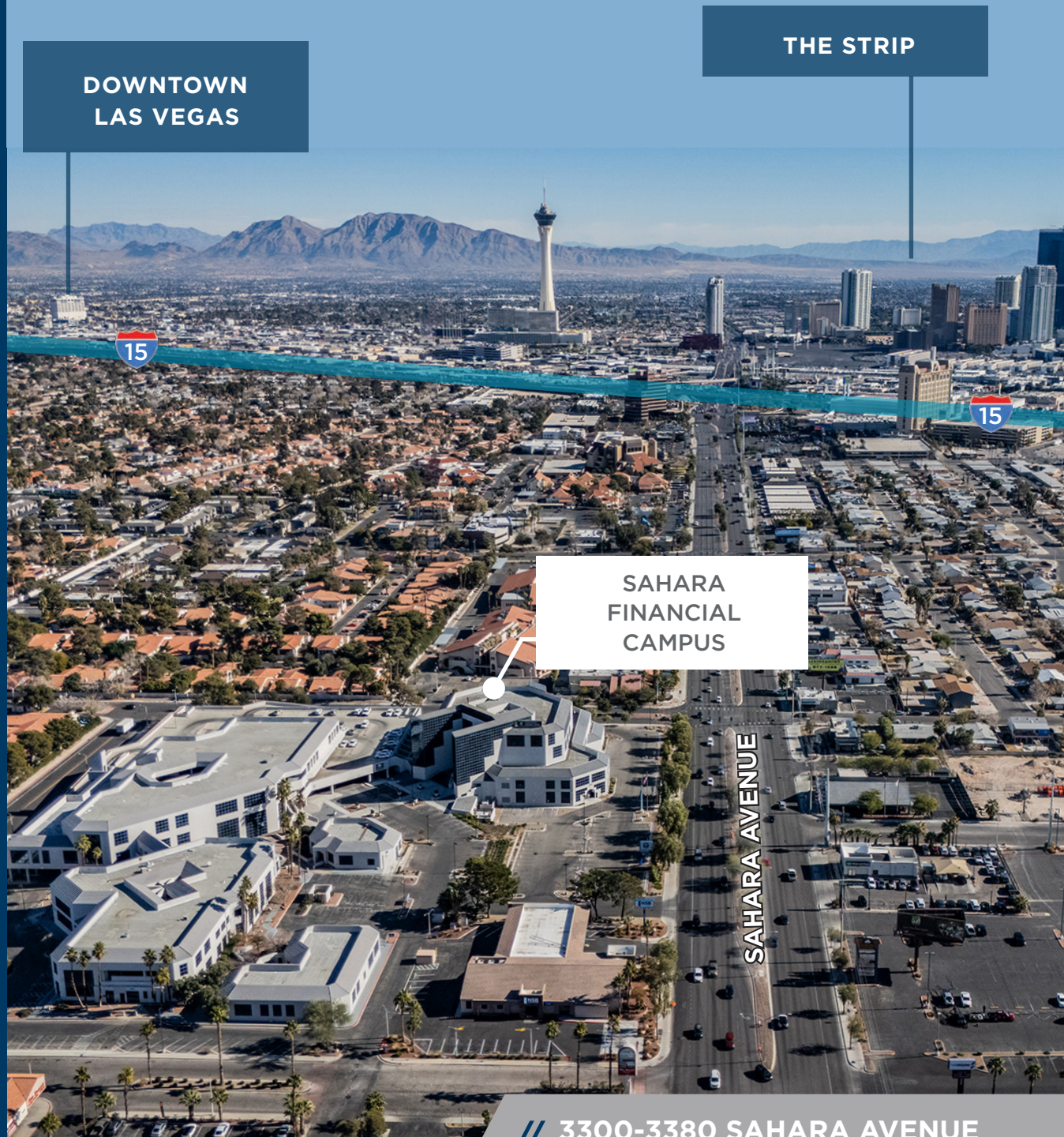
If your employees or clients use public transportation, Sahara Avenue provides convenience to them as it is one of just a few SX Express RTC bus lines providing a higher frequency of bus schedules.



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// QUICK FREEWAY ACCESS

Sahara Financial Center provides quick access off the I-15 freeway, which reduces the travel time for employees and visitors. Since the campus is just to the west of the I-15 freeway, the site avoids the congestion of Las Vegas Boulevard.



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// AMENITIES MAP

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Las Vegas, Nevada

// PARKING

The campus has a three story parking structure with **664 parking spaces** and surface parking.

781 total parking spaces **are available for** both employees and visitors.



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// PROPERTY PHOTOS

OUTDOOR TENANT AMENITIES



EXAMPLE BREAKROOM



BUILT OUT SUITES



ATTRACTIVE COMMON AREAS

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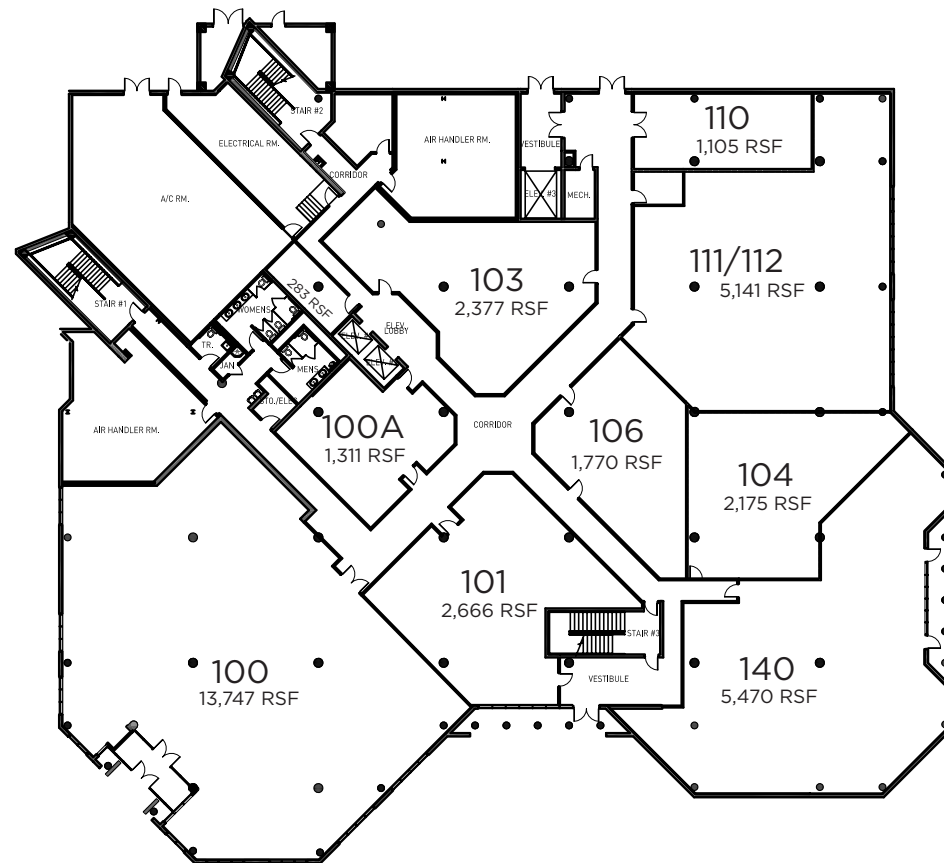
// LARGE CONTIGUOUS SF + LOWER RENTS

Sahara Financial Center offers companies two unique benefits in Las Vegas. First, the campus has a large amount of available square footage with the ability to have single tenant occupancy. Second, the rental rates are lower than competitive projects, providing a value proposition for a company.

// FLOOR PLANS

3300 SAHARA AVENUE

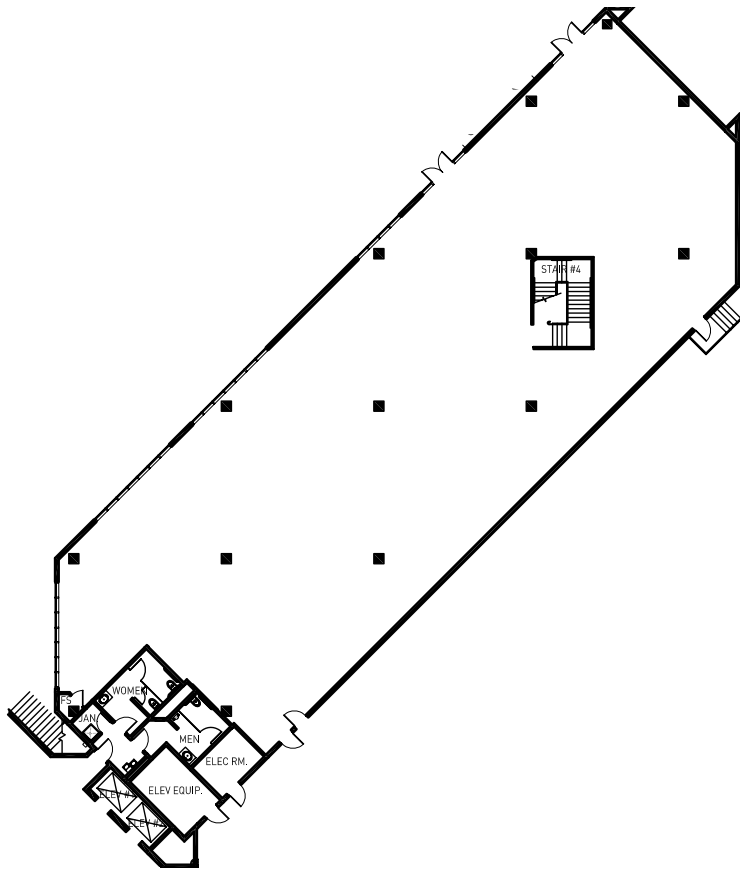
FIRST FLOOR
±35,762 RSF



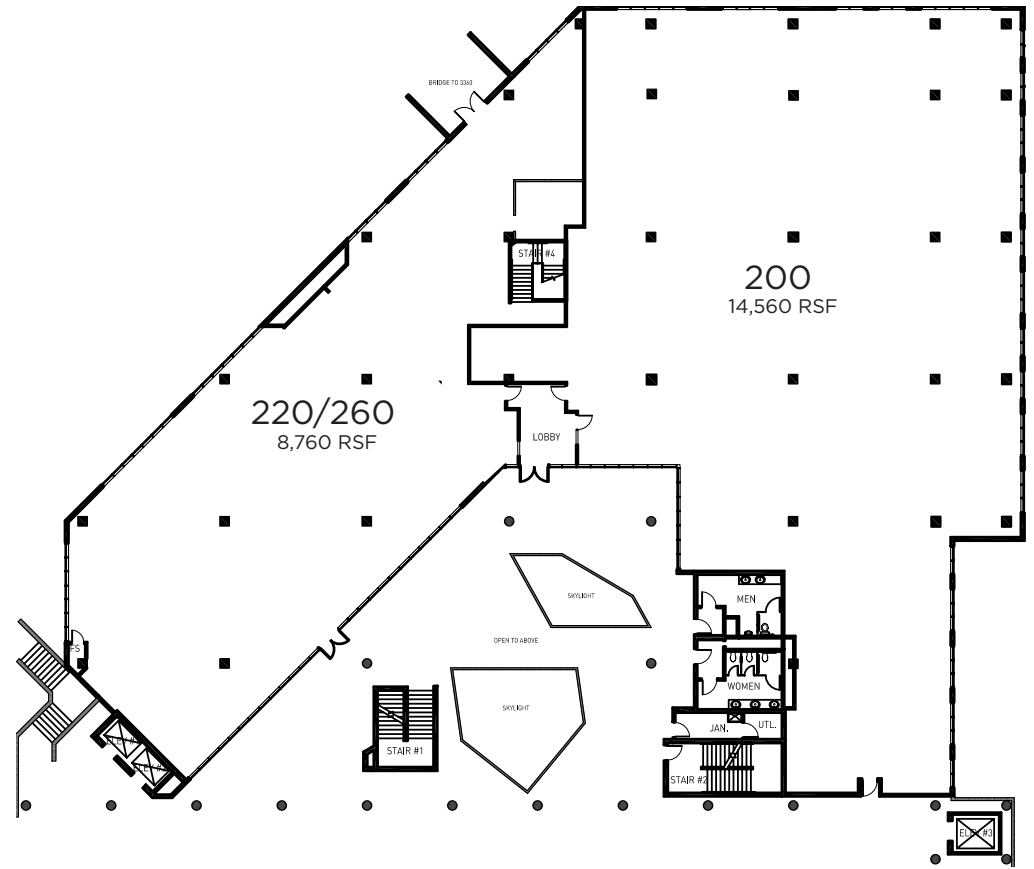
// FLOOR PLANS

3320 SAHARA AVENUE

FIRST FLOOR
±10,086 RSF



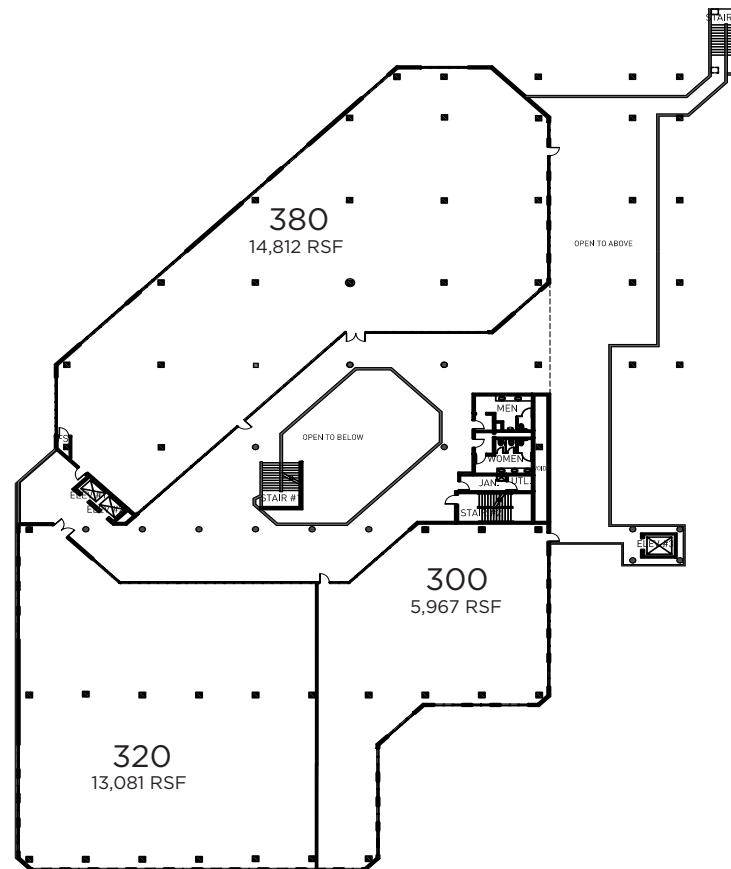
SECOND FLOOR
±23,320 RSF



// FLOOR PLANS

3320 SAHARA AVENUE

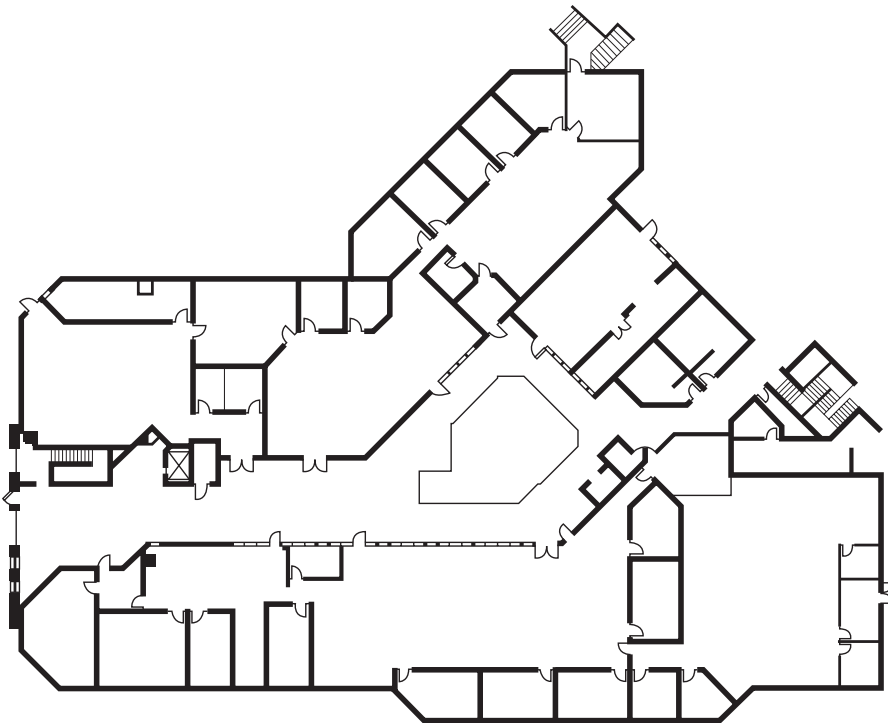
THIRD FLOOR FLOOR
±33,860 RSF



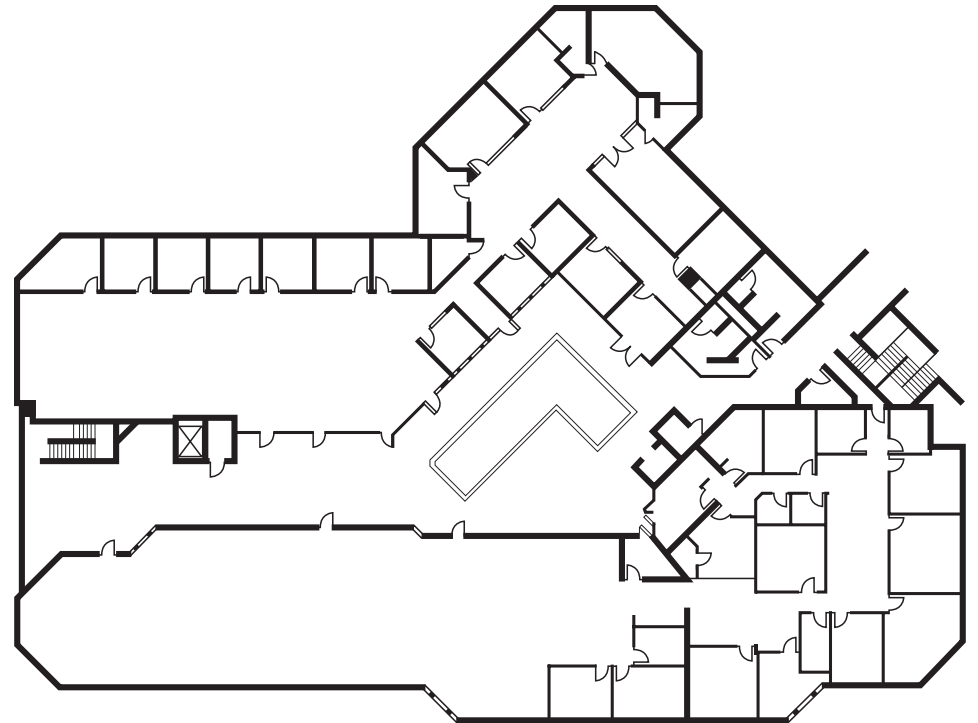
// FLOOR PLANS

3360 SAHARA AVENUE

FIRST FLOOR
±20,429 RSF



SECOND FLOOR
±20,381 RSF

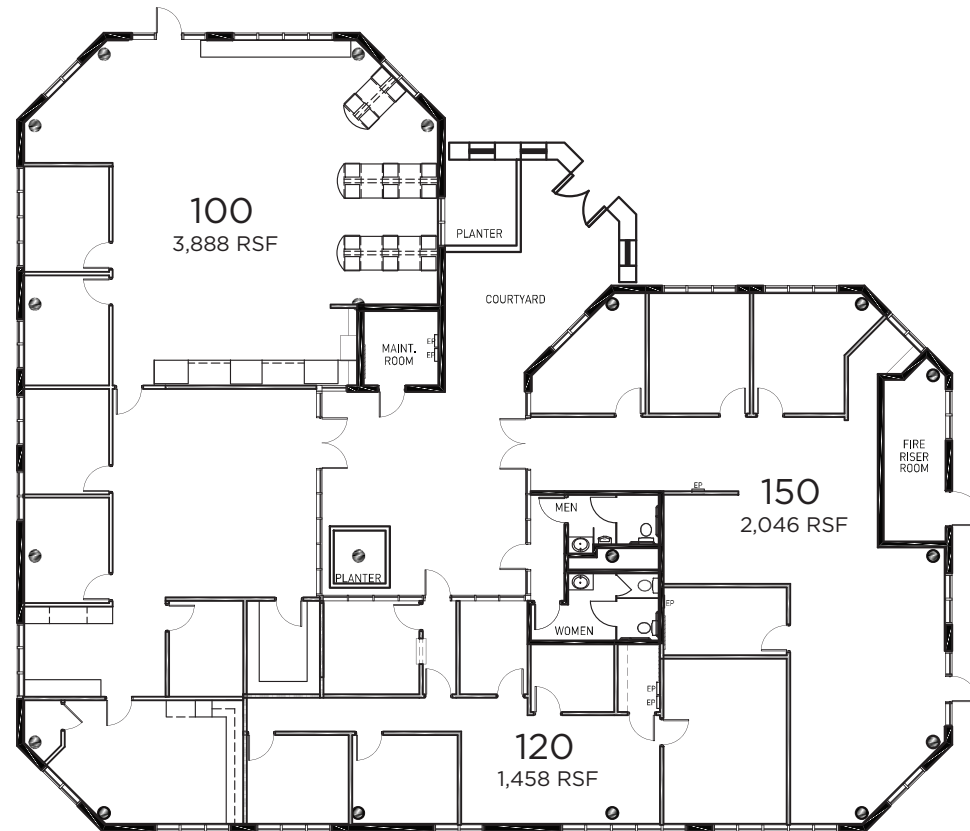


// FLOOR PLANS

3380 SAHARA AVENUE

FIRST FLOOR

±7,392 RSF



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**CUSHMAN &
WAKEFIELD**



For more information, please contact:

DAVID SCHERER

+1 702 605 1611
david.scherer@cushwake.com
Lic #S.18412.LLC

KEN MARRAMA

+1 702 605 1619
ken.marrama@cushwake.com
Lic #S.173979

RICH WONG

+1 702 688 6889
rich.wong@cushwake.com
Lic #S.36514

6725 Via Austi Parkway,
Suite 275 | Las Vegas, NV 89119
cushmanwakefield.com

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